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PURCHASE OF REAL PROPERTY

4321821 3/4



Doc#: 0326247088

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 09/19/2003 09:23 AM Pg: 1 of 3

This document prepared by: Jonathan L. Mills, Esq. Sugar, Friedberg & Felsenthal 30 North LaSalle Street Suite 3000 Chicago, Illinois 60602

When recorded mail to: Terri L. West Sugar, Friedberg & Felsenthal 30 North LaSalle Street Suite 3000 Chicago, Illinois 60602

We, BARRY POTEKIN and MARGO KAVANAUGH, hereby designate JONATHAN L. MILLS and TERRI L. WEST or either of them (hereafter referred to as "our Attorney") as our attorney-in-fact, and hereby authorize our Attorney, and grant our Attorney the power, to execute in our names, individually and as Member any and all documents which our Attorney, in our Attorney's so'e discretion, deems necessary or advisable for the purpose of our purchase of the property commonly known as 3640 South Hamilton, Chicago, IL (hereinafter referred to as the "Property"), notwithstanding the fact that any such document may contain representations, warranties, or indemnifications which survive the closing of the purchase of the Property. Without limiting the generality of the foregoing, our Attorney is hereby authorized and empowered to execute, in our names, individually and as Member, contracts and amendments to contracts to purchase the Property; notes, mortgages, trust deeds, security agreements, acknowledgements of receipt of truth-in-lending disclosures, and such other documents as a mortgage loan lender may request or require to disburse the proceeds of a loan borrowed by us to purchase the Property; ALTA statements, personal information affidavits, personal undertakings, and other documents which may be necessary to cause or induce the insurer of title to waive, or to endorse over, exceptions to title insurance coverage purchased by or for us in connection with our purchase of the Property; transfer and transaction tax declarations or exemptions and other documents required by federal, state, county, or local governments; and closing statements, RESPA statements, escrow disbursement authorizations, commission receipts, and other documents reciting the amount and distribution of the funds needed for the purchase of the Property.

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IN WITNESS WHEREOF, we have executed this power of attorney at Chicago, Illinois this day of September, 2003.

SSN: 344-47-5143

COUNTY OF COOK

ACKNOWLEDGMENT

ا, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Barry Potekin and Margo Kavanaugh, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official sealthing

www.eayvofv@eptember, 2003.

My commission expires: 7 - 9 - 03

The undersigned witness certifies that Barry Potekin and Margo Kavanaugh known to me to be the same persons whose names are subscribed as principals to the foregoing power of attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as their free and voluntary act of the principal, for the uses and purposes therein set forth. I believe them to be of sound mind and memory.

35136.1

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ORDER NO.: 1301 - 004327827 ESCROW NO.: 1301 - 004327827

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STREET ADDRESS: 3640 SOUTH HAMILTON

CITY: CHICAGO ZIP CODE: 60609

TAX NUMBER: 17-31-313-037-0000

COUNTY: COOK

LEGAL DESCRIPTION:

LOT 17 EXCEPT THE NORTH 22 FEET THEREO: AND ALL OF LOT 18 IN BLOCK 3 IN H.H. WALKER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 SOUTH OF ARCHER AVENUE IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PAYLEGAL 12/99 DG